

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2024 AGENDA**

Subject	Action Required:	Approved By:
<p>Land Use Plan Amendment for the Ellis Mountain Planning District (LU2023-18-01).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
SYNOPSIS	To approve a Land Use Plan Map Amendment in the Ellis Mountain Planning District at 17900 Lawson Road from Residential Low (RL) to Neighborhood Commercial (NC).	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the amendment. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays and 0 absent.	
BACKGROUND	<p>The subject site requesting the Land Use Plan change is located at 17900 Lawson Road and is currently shown as Residential Low (RL) on the Land Use Plan.</p> <p>The application area is located on the north side of Lawson Road in a partially-developed portion of the Extra Territorial Jurisdiction (ETJ). The application area covers approximately two (2) acres +/- . The property is located on the southern boundary of the Ellis Mountain Planning District, and has approximately 330 feet of frontage along Lawson Road. The property is not in a floodway, and there have been no Land Use Amendments in the area for the past ten (10) years.</p>	

**BACKGROUND
CONTINUED**

The City's Land Use Plan Map shows Residential Low Density (RL) for the requested site, and all surrounding parcels are also Residential Low Density (RL). To the southeast, along Lawson Road, past Plume Lane, there is an area of Neighborhood Commercial (NC) land use. Northwest of the application area, along Lawson Road, past Joanwood Lane, is an area of Commercial (C) on the north side of Lawson Road and an area of Mixed Commercial and Industrial (MCI) on the south side of Lawson Road.

Although the area is primarily Residential Low Density (RL), there are several Neighborhood Commercial (NC) areas along Lawson Road to the southwest at the intersection of Sullivan Road and Lawson Road. The change in land use at the site would not have an adverse effect on the number of lands designated for Residential Low (RL) in this area. Neighborhood Commercial at this site has the potential to provide service to residents in this area.

A change in land use at the site to a Neighborhood Commercial (C) land use does not appear to conflict with the City's long-term goals.

The Planning Commission reviewed this request at the December 14, 2023, meeting and there were no objectors present. There are no Neighborhood Associations located in the area; however, a general notification to all associations was made for the Planning Commission Hearing. Staff received no contacts from area, or from Neighborhood Associations, prior to the drafting of the Staff Analysis.